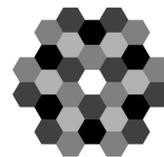


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EGL518399

Edition date 07.01.2021

- This official copy shows the entries on the register of title on 16 NOV 2023 at 13:59:03.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Nov 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title.

NEWHAM

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being London City Airport extension (part) of the Docklands Light Railway on the north side of Drew Road, London.

NOTE 1: As to the part tinted pink on the title plan the subway including the concrete box structure of the same and the subsoil beneath the same is excluded from the title.

NOTE 2: As to the part tinted blue on the title plan the structure of the Docklands Light Railway viaduct and the airspace above the viaduct is excluded from the title.

NOTE 3: The conduits more particularly described in the Transfer referred to below are excluded from the title.

- 2 (06.03.2007) The land has the benefit of the rights granted by but is subject to the rights reserved and granted by the Transfer dated 12 February 2007 referred to in the Charges Register.

NOTE: The rights granted by the Transfer over the "Transferor's Adjoining Land" referred to is included in the registration only so far as the proprietor had power to grant the same as proprietor of Title number EGL518110.

- 3 (06.03.2007) The Transfer dated 12 February 2007 referred to above contains a provision excluding the provision of Section 62 of the Law of Property Act 1925.

- 4 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

- 5 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the Tail Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

A: Property Register continued

NOTE: Copy filed under EGL518110.

- 6 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the R Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (07.01.2021) PROPRIETOR: DOCKLANDS AVIATION GROUP LIMITED (Co. Regn. No. 05879149) of City Aviation House, London City Airport, London E16 2PB.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 4 (19.01.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be completed by registration without a certificate signed by a solicitor acting for the disponent or disponentee that the provisions of Clause 13.10.1 of the Transfer dated 12 February 2007 referred to in the charges register have been complied with.
- 5 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the Tail Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 6 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the R Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 7 (07.01.2021) The price stated to have been paid on 16 December 2020 for the land in this title and other property was £246,900,000.
- 8 (07.01.2021) A Transfer of the land in this title and other land dated 16 December 2020 made between (1) AMI Property Holdings Limited and (2) Docklands Aviation Group Limited contains purchaser's personal covenants.

NOTE: Copy filed under EGL343511.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land edged and numbered 4 in blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 19 August 1977 and are still subsisting and capable of being enforced.
- 2 A Transfer of the land edged and numbered 1 in blue on the title plan dated 4 October 1904 made between (1) The Reverend Henry Jardine Bidder and others and (2) Thomas Feast contains the following stipulations:-

No manufacture Trade Business or Operation of a noisome dangerous or noisy kind shall be carried on in or upon the said land hereby agreed to be sold or any building thereon and no building thereon shall be used as an hotel public house or tavern or for the sale of beer wines or spirits.
- 3 A Transfer of the land edged and numbered 2 in blue on the title plan dated 30 October 1908 made between (1) Henry Leonard Campbell Brassey and Sir John Henry Thorold and (2) Thomas Paske Blower contains the following stipulations:-

"No manufacture trade business or operations of a noisome dangerous or noisy kind shall be carried on in or upon the land or any building thereon and no building thereon shall be used as an hotel public house or tavern or for the sale of beer wines and spirits."
- 4 (28.02.2007) A Transfer of the land in this title and other land dated 7 February 2007 made between (1) The Mayor and Burgesses of the London Borough of Newham and (2) Docklands Light Railway Limited contains covenants.

NOTE: Copy filed under EGL518110.
- 5 (28.02.2007) The land is subject to the rights reserved by the Transfer dated 7 February 2007 referred to above.
- 6 (06.03.2007) A Transfer of the land in this title dated 12 February 2007 made between (1) Docklands Light Railway Limited and (2) City Aviation Properties Limited contains covenants.

NOTE: Copy filed.
- 7 (16.04.2010) The parts of the land affected thereby are subject to the rights granted by a Deed dated 24 February 2010 made between (1) City Aviation Properties Limited (2) North Woolwich Properties Limited (3) London City Airport Limited and (4) West Silvertown Properties Limited for a term of 8 years from 24 February 2010.

NOTE:-Copy filed under EGL291578.
- 8 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.
- 9 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.
- 10 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register